

81 00729.7

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

DEC 31 1980

UNIVERSITY OF CALIFORNIA

Part VII

Poway Community Plan

San Diego County General Plan-1990

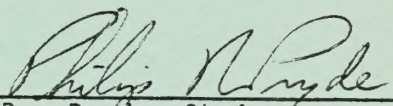
ADOPTED BY
BOARD OF SUPERVISORS
OCTOBER 5, 1978
GPA 78-02
REVISED
DECEMBER 19, 1979
GPA 79-02

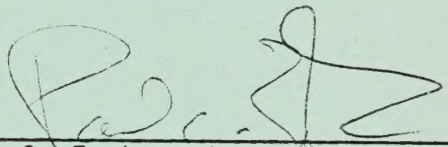
Chapter 1 - Introduction	VII- 1
Chapter 2 - Goals and Policies	VII- 2
Chapter 3 - Implementation	VII-13
Compatibility Matrix	VII-28
Appendices	
A. Resource Conservation Areas	A-1
B. Regional Policy 1, Regional Categories	B-1
C. Regional Policy 3, Community and Subregional Plans	C-1

81 00729.7

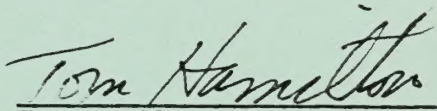
CERTIFICATE OF ADOPTION

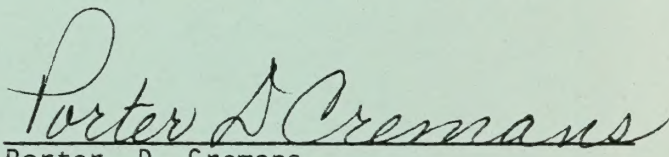
I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (2) and (GPA) 79-02, is the Poway Community Plan and is a part of the Land Use Element, Section II, Part VII, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA79-01) and the 9th day of November, 1979 (GPA79-02).


Philip R. Pryde, Chairman


Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (2) and (GPA) 79-02, is the Poway Community Plan and is a part of the Land Use Element, Section II, Part VII, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA79-01) and the 19th day of December, 1979 (GPA79-02).


Tom Hamilton, Chairman


Attest: Porter D. Cremans
Clerk of the Board

Adopted October 5, 1978, GPA78-02
First Amendment October 24, 1979, CPA79-01
Second Amendment December 19, 1979, GPA79-02

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUL - 8 2024

UNIVERSITY OF CALIFORNIA

CHAPTER 1

INTRODUCTION

Poway has been a rapidly growing community since 1950. Its growth has occurred at a rate and magnitude that may permanently alter the unique man-made and natural qualities of the community. This growth is also seriously affecting the fiscal and service capacities of important public facilities such as those providing water, sewers, schools, and highways.

A community plan for Poway was adopted in 1971 as a way of responding to the problems associated with rapid growth. However, the rate of Poway's growth continued on an accelerated basis and it became apparent that a comprehensive plan revision was needed to mitigate the effects of intensive development.

A revision of the Poway Community Plan, a part of the General Plan Land Use and Circulation Elements, was authorized by the Board of Supervisors on February 1, 1977. This plan was prepared on an accelerated basis by the members of the Poway Planning and Development Program and County staff.

This plan reflects significant community effort and it provides a direction for appropriate change and growth for the community through 1995.

The plan consists of a text containing three chapters and maps of land use and transportation. Chapter Two contains goals which express the values of the community and policies which the County will carry out to meet the goals. This content reflects a strong community desire to maintain the rural and residential character of the community. Chapter Three, Implementation, describes the relationship between the plan's land use element and zoning. The map applies those General Plan Land Use Element categories appropriate for the community.

CHAPTER 2

GOALS AND POLICIES

COMMUNITY CHARACTER

GOAL 1

Preserve the ecological balance of the Poway Valley by planning for a 1995 population of 52,000 persons.

Policy 1. The County shall study the feasibility of requiring equal increments of growth for the term of the plan.

GOAL 2

Preserve and enhance the rural-residential nature of Poway.

Policy 2. The County shall preserve and enhance Poway's rural areas by protecting agricultural areas, preserving the major natural features and coordinating the extension of sewer, water, fire protection, and other urban facilities and services in cooperation with affected special districts into rural areas.

GOAL 3

Maintain Poway as an economically and socially varied community.

GOAL 4

Limit further urbanization of the community to areas served by adequate public facilities.

Policy 3. The County shall limit urban development to land within the urban limit line as shown on the Land Use Map.

Policy 4. The County shall limit urban development within the urban limit line by the following:

- a. Future urban development within the 100-year floodplain of the Poway, Pomerado, Rattlesnake, Penasquitos and Beeler Creeks shall be limited to the maximum extent possible, with applicable law.
- b. Future urban development densities shall be compatible with the natural slope of the land.
- c. Future urban development shall be adequately served by public school, public water, fire, and sewer facilities.

GOAL 5

Encourage the preservation of Poway's unique historical heritage.

Policy 5. The County will conduct a study which identifies buildings and other artifacts of historical interest in the community.

Policy 6. The County will conduct a study to determine the feasibility of establishing a Planned Historic District for the old Poway area including the following:

- a. Establishment of an Architecture Review Board.
- b. Development of a specific plan for the district that encourages period street furniture and architectural treatment.

HOUSING

GOAL 6

Provide for housing at various economic levels to permit new residents to share with the existing community the amenities of a rural setting.

GOAL 7

Future development should be designed to use natural features of the topography and relate harmoniously with its surroundings.

GOAL 8

New residential development should be judged on its merits and environmental and fiscal impacts on the community.

GOAL 9

New development should be designed to minimize expenses to the community for off-site capital expenses.

Policy 7. The County will consider, in approving future mobilehome parks, the compatibility of the project with surrounding terrain and neighborhood.

LAND USE: RESIDENTIAL

GOAL 10

Residential land uses as identified in this plan are intended to provide a choice in the location and density of future residential development.

Policy 8. The County shall consider an amendment to The Zoning Ordinance to require off-street parking of one covered and one uncovered space for each unit of multi-family dwellings with an additional number of spaces for visitors equal to 25% of the total units in Poway.

LAND USE: RURAL

GOAL 11

Encourage the majority of all future residential construction to be a balance between categories of urban and rural residential use.

Policy 9. The County will require minimum lot size of two acres in areas outside of the urban limit line.

Policy 10. The County shall restrict future development of land within the 100-year floodplain line of the Poway, Pomerado, Rattlesnake, Penasquitos, and Beeler Creeks in accordance with the Watercourse Ordinance.

Policy 11. The County shall limit rural development to areas with adequate public school facilities.

Policy 12. The County shall limit rural development to areas which can be served by adequate structural fire protection service.

Policy 13. The County shall not require the use of public sewer facilities in future rural areas unless deemed necessary by the County Health Department.

LAND USE: AGRICULTURE

GOAL 12

Protect all land presently devoted to or suitable for agricultural uses from damaging action and urban intrusion.

Policy 14. The County will encourage owners of agricultural land to enter into contracts for the restricted use of the land.

Policy 15. The County will encourage legislation to provide special tax relief that reflects actual agricultural use of the land.

Policy 16. The County will encourage the water district to maintain a special agricultural water rate.

Policy 17. The County's master environmental assessment for agriculture in the Poway area will be included as a part of environmental impact reports.

Policy 18. The County will publicize the agricultural preserve and the open space easement programs to encourage greater participation.

LAND USE: COMMERCIAL

GOAL 13

Provide an adequate quantity of land for commercial development (retail sales, offices, and services) to serve the community's 1995 population of 52,000 persons.

Policy 19. The County will maintain Poway Road as the only major retail commercial and service area.

Policy 20. The County shall encourage formation of a County service area to upgrade the public environment of Poway Road to enhance it as a shopping/service area by providing continuous, obstruction-free sidewalks, functional street lighting and grouping of public signs and landscaping.

Policy 21. The County will minimize the conflict between adjoining commercial and non-commercial development in terms of traffic, lighting, landscaping, and service delivery.

Policy 22. The County will study the possibility of requiring landscaping with the issuance of building permits for commercial and industrial building.

Policy 23. The County shall limit commercial structures to two stories in height along Poway Road.

Policy 24. The County will consider multiple-residential uses by special use permit in areas shown on the plan as General, Neighborhood and Community Commercial and Residential Professional Zoning may be approved to allow Multiple Residential uses in Office Commercial.

Policy 25. The County will limit the quantity of land used for professional offices, pharmacies, and other health care facilities to that required to serve the residents of the Poway Plan Area.

Policy 26. The County will insure that health care support facilities be developed in such a way as to minimize the effects on traffic congestion.

Policy 27. The County will limit the location of health care support facilities to those which do not impact upon residential development.

LAND USE: OPEN SPACE

GOAL 14

Encourage a pattern of open space lands for the preservation of natural, cultural, and geological resources for resource protection, for outdoor recreational uses, and public health and safety.

Policy 28. The County will encourage the owners of open space land to enter into contracts for the restricted use of the land under section 51050 et seq. of the Government Code.

Policy 29. The County will encourage state legislation to provide special tax relief that reflects actual open space use of the land.

FLOOD CONTROL

GOAL 15

Support effective flood control measures which maintain the beauty, ecology, and safety of the natural channels of the Beeler, Pomerado, Rattlesnake, Penasquitos, and Poway Creeks.

Policy 30. The County will approve channels only in areas where existing houses and commercial buildings block flood flow and make channelization mandatory. No local reduction in a floodway shall be approved that requires lining with concrete, rip-rap.

Policy 31. If economically feasible to the County, acquire and move structures in the flood channels.

Policy 32. If economically feasible to the County, construct detention basins, check dams, and water holding areas in lieu of lined channels.

Policy 33. The County shall prohibit future subdivision of areas within the 100-year floodplain which would lead to densities greater than one dwelling unit per acre.

Policy 34. The County affirms the encouragement of natural treatment of flood channels in Poway and encourages development of regulations that promote such treatment.

TRANSPORTATION

GOAL 16

Support a safe, balanced, coordinated transportation system compatible with the rural character of the community. It should provide efficient movement within the community, complement the land use pattern, and provide convenient private and public transportation between Poway and other communities.

Policy 35. The County will give priority for funds and work programs to Pomerado and Espola Roads, subject to available funding priorities.

Policy 36. The County will develop an internal road network designed to serve the land use pattern and remove roads from the Circulation Element which are not required during the life of the plan.

Policy 37. The County will require roads to meet the needs of the residents of the community without detracting from the rural setting. Road patterns shall follow natural contours, with minimum grading and minimum disturbance of the foothills and drainage channels.

Policy 38. The County will develop standards for the beautification of collector roads, major roads, and prime arterials in the Poway area subject to available community funding sources.

GOAL 17

Develop a transportation system which routes externally generated traffic with a minimum of disruption to Poway.

Policy 39. The County will cooperate with the City of San Diego to provide additional access to Interstate Highway 15 from Poway. This additional access should be not larger than a 126-foot right-of-way; however, this access should only be developed to a maximum of full major road standards by 1995.

Policy 40. The County will restrict new additions to the facility network to those which do not physically and socially bisect the community or its neighborhoods. Controlled access highways are not desired within the Poway Plan Area.

Policy 41. The County shall initiate a study to locate alternatives to the Circulation Element SR 125. This study shall evaluate and address regional and local transportation needs by considering several alternatives, some within the Poway Community Plan Area and others around the plan area. These studies shall emphasize alternatives that do not physically or socially bisect the community of Poway.

Policy 42. The County shall designate SR 125 from the City of San Diego boundary to SR 52 as a Prime Arterial. This route is designated Prime Arterial for right-of-way protection only through the Poway area. The section between City limits and Midland Road shall not be constructed in excess of Collector Road standards.

GOAL 18

Support the development of a system of walkways (not necessarily paved sidewalks) to provide a safe convenient pedestrian circulation within the community.

Policy 43. The County will design new and improved pedestrian routes to encourage walking to shopping areas and to public areas such as schools, parks, and churches.

Policy 44. The County will develop a bicycle network which provides safe, convenient community-wide accessibility for recreation and commuter trips.

Policy 45. The County will develop a bicycle network in the developed high density portion of the community before the low density or undeveloped portions.

Policy 46. The County will reevaluate the criteria for locating bicycle paths and bicycle lanes along and adjacent to County roads.

Policy 47. The County will, wherever possible, design bicycle routes as an integrated part of all subdivisions with connection to bicycle touring routes.

Policy 48. The County will conduct a study concerning parking and the location of bicycle paths adjacent to on-street parking spaces.

TRANSIT

GOAL 19

Improve public transportation to adequately serve Poway's community and regional needs.

Policy 49. The County shall consider improving existing transit service to maximize patronage by direct routes connecting at timed transfer points to both major employment centers and major recreation centers.

Policy 50. The County will request transit operators to install bike-carrying racks on all local and express buses serving Poway as the need and use are demonstrated on buses that now provide bike racks.

Policy 51. The County shall encourage CALTRANS to consider high-occupancy vehicle use on Interstate 15 between Interstate 8 and Escondido; when the need is demonstrated, high-occupancy vehicle lanes shall be implemented as a transportation systems management technique to reduce congestion.

PUBLIC FACILITIES AND SERVICES

GOAL 20

Provide for public services at such capacity to accommodate the population demand on a phased basis. Public service capacity must precede approval of new construction or be available concurrent with the phased development of residential growth.

Policy 52. The County shall provide notice to the Poway Planning and Development Program of any proposed development in the Poway Plan Area that might impact acquisition of a public facility as listed on the Plan pursuant to Policy 1-1.

Policy 53. The County shall use the following standards for sanitariums (convalescent) in Poway:

- a. Shall be located on a site sufficient to provide a flat, landscaped area sufficient to provide recreational area for the residents.
- b. The general site should not exceed 10% slope.

CIVIC CENTER

GOAL 21

Support the establishment of a Civic Center complex.

Policy 54. The County shall conduct a study to locate and determine the feasibility of developing a civic center site in Poway in connection with the preincorporation study.

WATER

GOAL 22

Support the provisions of a water supply adequate for a population of 52,000 and for such agricultural uses as designated on the plan.

Policy 55. The County will review the district's proposals for conformance to the community plan.

Policy 56. The County will request the Poway Municipal Water District to encourage the use of drip irrigation to conserve water.

LIQUID WASTE

GOAL 23

Support the acquisition of sewage capacity by the Pomerado County Water District on a phased basis in accordance with the community plan.

Policy 57. The County will encourage the use of the Pomerado County Water District's wastewater treatment system for recycling effluent into non-potable water suitable for irrigation within the community.

Policy 58. The County will review the district's proposals for conformance to the community plan.

PUBLIC EDUCATION

GOAL 24

Encourage the Poway Unified School District to foster the neighborhood school concept by locating new schools near the center of their attendance area.

Policy 59. The County will review the district's proposals for conformance to the community plan.

Policy 60. The County will request the County Board of Education to investigate the concept of realigning the Poway Unified School District boundaries to exclude City of San Diego areas to provide community control of the district.

GOAL 25

Encourage multiple use of the Poway Unified School District school facilities during non-school hours.

GOAL 26

Encourage the construction of an auditorium at Poway High School for the joint use of the school and community.

GOAL 27

Support a high level of public and private education to serve the community's needs.

PARKS AND RECREATION

GOAL 28

Encourage the development of private as well as public recreational facilities.

GOAL 29

Provide a well balanced system of local parks and riding and hiking trails distributed to serve the entire area to meet the recreational needs for all ages.

Policy 61. The County shall locate local parks convenient to and within safe walking distance of the people served.

Policy 62. Unless special circumstances dictate the County will acquire local park sites while undeveloped land is still available as a higher priority than site development.

Policy 63. The County will utilize flood control settling basins for local park sites, where feasible.

Policy 64. The County will develop a system of riding and hiking trails coordinated with drainage channels and open space areas, integrated into the existing system in San Diego, and which avoids main highways.

Policy 65. The County will develop riding and hiking trails to connect specific points of interest by crossing the valley in each direction.

Policy 66. The County will locate local parks adjacent to elementary schools wherever appropriate.

Policy 67. The County will assist CSA 48 in the development of Rattlesnake Creek Community Center Park.

Policy 68. The County will support the formation of a CSA for the preservation or acquisition of historical sites, where feasible.

Policy 69. The County will review park proposals for conformance to the community plan.

PUBLIC PROTECTION

GOAL 30

Provide suitable locations for public protection services with adequate staff and facilities.

ENVIRONMENTAL RESOURCES

GOAL 31

Provide for the conservation, preservation, and wise utilization of all natural resources in the Poway Planning Area.

GOAL 32

Support policies and planning that will provide for the conservation of natural resources including wildlife, and vegetation, air quality, energy, noise, and water quality.

Policy 70. The County will support the formation of a local funding source to acquire wildlife habitats, sanctuaries and corridors.

Policy 71. Upon study and recommendation of the Air Pollution Control District, the County shall consider location of an air quality monitoring station in Poway.

Policy 72. The County shall conduct a noise study in Poway to determine acceptable community noise levels.

Policy 73. In areas dependent upon groundwater, lot sizes should be commensurate with available supply.

LAND

GOAL 33

Protect environmentally sensitive land from development.

Policy 74. The County will encourage non-structural floodplain protection methods.

Policy 75. The County will support measures to identify and preserve geological and natural terrain features from destruction, damage, or loss.

Policy 76. The County will study the feasibility of establishing regulations controlling agricultural grading and clearing of natural vegetation.

WILDLIFE AND VEGETATION

GOAL 34

Conserve the natural habitat of wildlife and vegetation especially within Resource Conservation Areas as shown on the Resource Conservation Area map.

AIR QUALITY

GOAL 35

Improve and maintain ambient air quality by integrating air quality considerations into land use and transportation decisions.

ENERGY

GOAL 36

Promote energy conservation in future development.

GOAL 37

Protect the concept of citizen input to the planning process.

Policy 77. The County shall grant the citizens' planning group right to review public and private development in the plan area and present recommendations to the Planning Commission and Board of Supervisors.

CHAPTER 3

IMPLEMENTATION

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Poway Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Poway Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in the Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Poway Community Plan conform to the descriptions contained in Policy 2, Pages II-9 through II-21, of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of the Zoning Ordinance, Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.

- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

DESIGNATIONMAXIMUM DENSITY

(1) Residential(<u>1</u>)	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%
(2) Residential	1 du/gr. ac.
(3) Residential	2 du/gr. ac. (2.4 du/gr. ac. density bonus option) <u>2</u>
(4) Residential	2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option) <u>2</u>
(5) Residential	4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option) <u>2</u>
(6) Residential	7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option) <u>2</u>
(7) Residential	10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option) <u>2</u>
(8) Residential	14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option) <u>2</u>
(9) Residential	29 du/gr. ac. (34.8 du/gr. ac. density bonus option) <u>2</u>
(10) Residential	40 du/gr. ac.

1 Within the (1) Residential designation the lot size designator shall not permit a lot smaller than that permitted by the density designator unless it is found that environmental and/or geological concerns require a significant portion of the site not be developed.

2 The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns.

URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4 gr. ac.	R-S, R-D, R-R, R-R0 S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-R0, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-R0, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-R0 S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-R0 S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-R0 S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86 S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44 S-82, S-86

INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Parcel sizes of 2 or 4 acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally

constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.
- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserve

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	U S E R E G U L A T I O N S	
	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

DESIGNATION	U S E R E G U L A T I O N S	
	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54 M-58 S-86

SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Sub-regional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:
 - environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
 - safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

Slope	Not Exceed 25%	Greater Than 25% Not Exceed 50%	Greater Than 50%
Environmentally Sensitive	4 acres	8 acres	20 acres
Safety Impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

- This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be redesignated to the underlying designation. Such General Plan Amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the Extractive designation exists.

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

COASTAL (C)

- This overlay applies to lands in the coastal area, including beaches, bluffs, and immediately adjacent land areas. The purpose is to protect the public interest in the coastline as a unique recreational and scenic resource. This will be implemented through the Coastal Development Area Regulations of The Zoning Ordinance (Section 5150).

SCENIC (S)

- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

RESOURCE CONSERVATION AREAS (RCA)

- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

DISTRICT PRESERVATION (DP)

- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

SPECIFIC PLAN AREAS

For this designation, the owners of subject lands shall submit all data necessary for the preparation of a specific plan pursuant to Section 65450 et seq. of the California Government Code and present it to the County for review. The specific plan data shall show the precise location of all future streets and meet all other requirements of State law for a specific plan. All subdivision and parcel maps shall conform to the specific plan after its adoption.

The following Specific Plan Areas have been designated for Poway:

SPECIFIC PLAN AREA "A" (POWAY CREEK)

The property encompassed by Specific Plan Area "A" consists of 175 acres of land located east of Garden Road on both sides of the headwaters of the Poway Creek.

Overall Development Criteria

1. Overall residential density within the 175-acre specific plan area is not to exceed 1.143 dwelling units per gross acre.
2. The use shall be limited to mobilehome park in areas less than 10 percent slope.
3. The balance of the specific plan area in 10% natural slope or more shall be devoted to an agricultural use.
4. Subject to the requirement and approval of Sanitation and Flood Control, the applicant shall dedicate property for necessary flood control detention basin.
5. Subject to County acceptance, local parks and/or dedication fees are to be offered to the County in accordance with the Park Lands Dedication Ordinance.
6. The Specific Plan shall contain a schedule for the phased implementation of the development and is to be based upon the availability of public facilities.

SPECIFIC PLAN AREA "B" (HIRSCH RANCH)

The property encompassed by Specific Plan Area "B" consists of 540 acres of land located on both sides of Espola Road north of Poway High School.

The purpose of the specific plan area is to provide a coordinated planning approach and provide flexibility in planning within the overall development of 415 dwelling units.

Overall Development Criteria

Overall gross residential density within the 540-acre specific plan area is .77 dwelling units per acre to yield a maximum of 415 dwelling units.

- CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

nated on the plan map, if these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

14. Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
15. Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg II-7) is permitted within this designation.
16. The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

APPENDIX A (ADOPTED)

RESOURCE CONSERVATION AREAS IN POWAY

Number 1. Santa Ysabel Creek Area.

Resources to be conserved in this area are Oak woodlands on north-facing slope and associated vegetation (significant wildlife habitat).

Number 2. Highland Valley Area.

Resources to be conserved in this area are Oak woodlands in the drainage bottom and associated vegetation (significant wildlife habitat).

Number 3. Thompson Creek Area.

Resources in this area are Oak-Riparian woodlands and steep canyon walls (significant wildlife habitat).

Number 4. Mount Woodson, Old Coach Road Area.

This major area includes the southern portion of Mount Woodson, the western slopes of Iron Mountain as well as the drainage area along Old Coach Road.

Resources to be conserved in this area include the Riparian woodland and the Oak woodlands along the drainage from the Green Valley truck trail to the northwestern edge of the planning area. These woodlands serve as habitat vital for many wildlife species. Resources on the slopes of Mount Woodson and Iron Mountain include steep slopes covered with Mixed Chaparral. Rare plants including smooth Mountain Mahogany (Cercocarpus minutiflorus), and the possibly threatened Lakeside wild lilac (Ceanothus cyaneus) probably occur here (aesthetics, significant wildlife and endangered plants).

Number 5. Boulder Mountain.

The resources on Boulder Mountain include the small oak woodland on the north facing slope and the surrounding Coastal Sage Scrub and Chamise Chaparral vegetation. This small mountain also serves as a visual point (aesthetic values).

Number 6. Twin Peaks.

Twin peaks is a strong visual point for the Poway area. The vegetation to be conserved in this area includes the small Oak, Riparian area and the Chamise Chaparral and Coastal Sage Scrub vegetation on the peaks (aesthetic, wildlife habitat).

Number 7. Midland Road Hill.

Resources in this area are the Oak woodland along the north facing slope and the Riparian woodland along Rattlesnake Creek. The higher elevation boundary is determined by the existing avocado orchards (significant wildlife habitat).

Number 8. Rattlesnake Creek Canyon/Tooth-Rock Mountain.

In this RCA, resources to be conserved include Oak and Riparian woodlands and the associated vegetation on the Canyon walls (significant wildlife habitat). In addition, the RCA encompasses "Tooth-Rock Mountain," a unique land form recognized by the Community Planning Group.

Number 9. Goat Peak - Upper Penasquitos Creek.

This RCA includes the northern slope of Goat Peak (the peak itself is just south of the Planning area) and some of the minor branches of upper Los Penasquitos Creek. The area includes good stands of Chamise Chaparral and Coastal Sage Scrub (significant wildlife habitat).

Number 10. Poway Road.

The main purpose of this RCA is to identify and conserve the Riparian woodland. The presence of houses in the area detracts from the value of the woodland but it is still important enough to be considered significant (significant wildlife habitat).

Number 11. Metate Road.

The resource to be conserved in this area is the natural grassland. Because of soil, slope and past grazing history, this is one of the few grasslands in San Diego County that contains a large proportion of native perennial grasses. The area adjacent to it lacks these grasses because of grazing by cattle (significant plant, wildlife habitat).

Number 12. Poway Grove.

This area is important because of the occurrence of a large Oak woodland in it. It is mostly semi-urbanized but the trees themselves still retain important wildlife habitat characteristics (significant wildlife habitat).

Number 13. Pomerado Road Curves Area.

This area is important because of the large, relatively undisturbed area of Mixed Chaparral here. It is the only area in Poway with Mixed Chaparral vegetation that shows coastal influences. It is also a prime habitat for the proposed, endangered Poway Mint (Monardella linoides ssp. viminea). Old locations for this very rare species include Miramar grade and Poway (significant rare plant, wildlife habitat).

Number 14. Beeler Mountain Gravel Deposit.

This site is the only known gravel/cobble deposit within the Poway Planning area. Gravel deposits are important because gravel is an essential component of concrete. Commercial grade gravel deposits which are close to developing communities reduce the costs of hauling materials to use sites.

RCA 15. Village of Pauwai.

This is the probable site of the original Native American village which gave its name to Poway. It is an identified and partially studied archaeological site (SDi 4606/W-213).

APPENDIX B

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
 - the project will not require urban levels of service, and
 - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
 - In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
 - In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX. C

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY
JUL 8 1984
UNIVERSITY OF CALIFORNIA

U.C. BERKELEY LIBRARIES



C123307163

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUL -8 2024

UNIVERSITY OF CALIFORNIA

